



# Comhairle Contae Chill Mhantáin Wicklow County Council



## **ADDENDUM I**

### **TO THE STRATEGIC FLOOD RISK ASSESSMENT**

#### **OF THE**

### **DRAFT GREYSTONES-DELGANY AND KILCOOLE LPF 2025-2031**

ADDITIONAL STRATEGIC FLOOD RISK ASSESSMENT OF ELEMENTS OF THE PROPOSED  
VARIATION / DRAFT LOCAL PLANNING FRAMEWORK

AND

STRATEGIC FLOOD RISK ASSESSMENT OF CHIEF EXECUTIVE'S RECOMMENDED  
AMENDMENTS TO THE PROPOSED VARIATION / DRAFT LOCAL PLANNING FRAMEWORK

## 1 Introduction

A Strategic Flood Risk Assessment (SFRA) of the Proposed Variation / draft Greystones–Delgany and Kilcoole Local Planning Framework 2025-2031 was undertaken and prepared in accordance with *'The Planning System and Flood Risk Management - Guidelines for Planning Authorities'* published in 2009 by the Department of the Environment, Heritage and Local Government and Office of Public Works (Flood Risk Guidelines).

The Proposed Variation / draft Local Planning Framework and associated reports, including the SFRA, were published in May 2025 and observations invited from the public and prescribed authorities. This 'Addendum I' to the Strategic Flood Risk Assessment of the Proposed Variation / draft Local Planning Framework has been prepared on foot of submissions received, and sets out:

- (a) Additional data and explanation of elements of the original SFRA for the Proposed Variation / draft Local Planning Framework that require additional clarification and explanation, in order to address issues raised in submissions received;
- (b) A Strategic Flood Risk Assessment of any recommended amendments to the Proposed Variation / draft Local Planning Framework, as set out in the Chief Executive's Report. On completion of the consideration by the members of the CE's report, a final set of proposed amendments to the Proposed Variation / draft Local Planning Framework may be agreed. This Addendum will be updated at that stage to include only an assessment of those proposed amendments approved by the members;
- (c) Additional flood maps.

It should be noted that changes are not made to the original Strategic Flood Risk Assessment Report at this stage; this Addendum forms part of the documentation of the ongoing Proposed Variation / draft Local Planning Framework - making process. It supplements and should be read in conjunction with the Strategic Flood Risk Assessment Report published in May 2025.

## 2 Additional information regarding SFRA of the Proposed Variation / draft Local Planning Framework

- 2.1 Though the public consultation process, concerns were raised that the while the flood zone mapping for the Draft LPF area considered the National Coastal Flood Hazard Mapping (NCFHM), it had not sufficiently considered the National CFRAM Coastal Dataset in the SFRA.

In order to address this concern, set out to follow is additional flood risk assessment of any location identified in the 'present day' National CFRAM Coastal Dataset as being in Flood Zone A or B.

This additional layer will also be added to the following Draft LPF maps, which are appended to the end of this document:

- Map 4A Flood Risk - Present Day.
- Map 4B Flood Risk – Present Day & Land Use Zoning Objectives (LUZO).

### 3.0 National CFRAM Coastal Dataset

The purpose of this assessment is to identify any locations identified in the National CFRAM Coastal Dataset 'present day' flood risk maps that were not previously identified as Flood Zones A or B in the original SFRA and then to evaluate the suitability of the zoning proposed for said locations.

Map key:



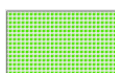
Flood Zone A shown in original SFRA



Flood Zone B shown in original SFRA



Flood Zone A: National CFRAM Coastal Dataset



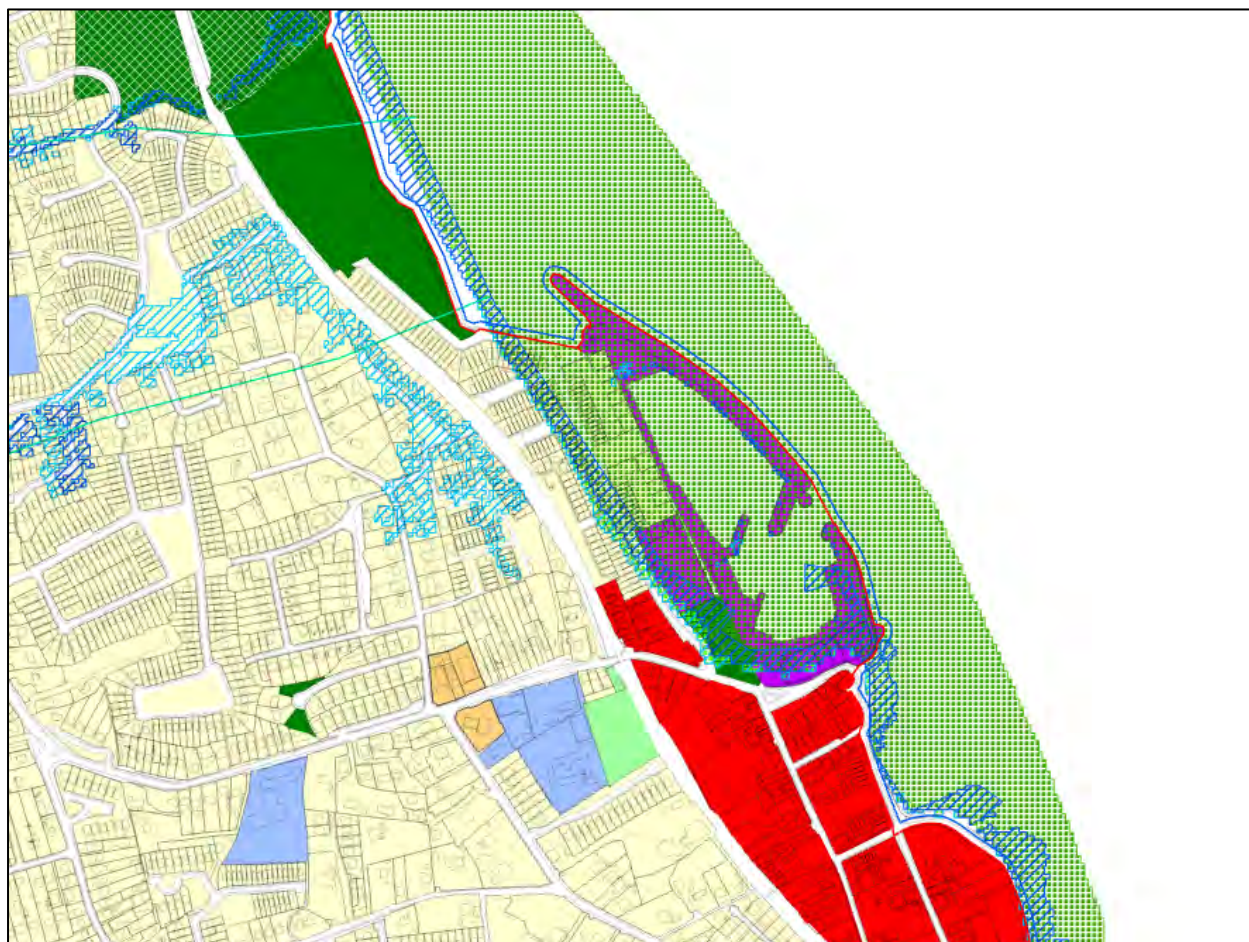
Flood Zone B: National CFRAM Coastal Dataset

#### LEGEND

-  **RE: Existing Residential**
-  **TC: Town Centre**
-  **VC: Village Centre**
-  **NC: Neighbourhood Centre**
-  **LSS: Local Shops & Services**
-  **MU: Mixed Use**
-  **PU: Public Utility**
-  **CE: Community and Education**
-  **T: Tourism**
-  **AOS: Active Open Space**
-  **OS1: Open Space**
-  **OS2: Natural Area**
-  **E: Employment**
-  **RN1: New Residential - Priority 1**
-  **RN2: New Residential - Priority 2**
-  **RS: Special Residential**
-  **AG: Agriculture**
-  **SLC: Small Local Centre**
-  **GHM: Greystones Harbour & Marina**
-  **Settlement Boundary**
-  **Local Planning Framework (LPF) Boundary**
-  **Specific Local Objectives (SLO)**

### 3.1 Greystones Harbour

The **National CFRAM Coastal Dataset** identifies an additional area at risk of flooding at Greystones Harbour, as highlighted in dotted green below.



These lands are proposed for 'OS1: Open Space', 'RE: Existing Residential' and 'GHM: Greystones Harbour and Marina' zoning. Please refer to Map Key on previous page and zoning descriptions below:

| ZONING          | OBJECTIVE   | DESCRIPTION   |
|-----------------|---|---|
| OS1: Open Space | To protect and enhance existing and provide for recreational open space | Subject to the protection and enhancement of natural biodiversity, To facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public. |



| ZONING                                      | OBJECTIVE   | DESCRIPTION   |
|---|---|---|
| <b>RE: Existing Residential</b>             | To protect, provide and improve residential amenities of existing residential areas       | To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted. |
| <b>GHM: Greystones Harbour &amp; Marina</b> | To provide for the development and improvement of the Greystones harbour and marina zone. | To facilitate the continued development and improvement of the existing maritime, marine leisure and harbour uses; to maintain existing and support the development and improvement of high quality community, amenity, leisure and tourism uses; to facilitate commercial and retail uses at a scale that does not undermine the role of the existing Town Centre.   |

#### Strategic Flood Risk Assessment

|   |                  |
|---|------------------|
| <b>Land zoning</b>                        | OS1 'Open Space' |
| <b>Development Type</b>                   | Water Compatible |
| <b>Flood Zone</b>                         | A and B          |
| <b>Requirement for Justification Test</b> | No               |

As uses permitted under an Open Space 'OS1' land use zoning are water compatible, all such areas located within flood zones A or B are zoned appropriately.

|   |  |
|---|--|
| <b>Land Use Zoning</b>                          | Existing Residential (RE)                  |
| <b>Flood Zone</b>                               | All sites: A & B.                          |
| <b>Vulnerability of Land Use vs. Flood zone</b> | All sites: Land use zoning not appropriate |
| <b>Requirement for Justification Test</b>       | All sites: Yes                             |

#### Plan-Making Justification Test

|          |   |   |
|----------|---|---|
| <b>1</b> | The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended. | The Settlement Strategy of the Wicklow County Development Plan 2022-2028 designates Greystones-Delgany as a 'Level 3 Self-Sustaining Growth Town' and identifies this settlement typology as being identified for a growth rate of c. 25-30%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 21,727 by Q2 2028, from a 2016 population of 18,140 persons. The Core Strategy further indicates a total housing growth target of 1,953 units from 2016 to 2031. |
| <b>2</b> | The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:  |   |
|          | (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;   | All sites: <b>No</b>  |
|          | (ii) Comprises significant previously developed and/or under-utilised   | All sites: <b>Yes</b>   |

|          |  |   |
|----------|--|---|
|          | lands;   |   |
|          | (iii) Is within or adjoining the core of an established or designated urban settlement;  | All sites: <b>Yes</b>   |
|          | (iv) Will be essential in achieving compact and sustainable urban growth; and  | All sites: <b>Yes</b>   |
|          | (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.   | <b>N/A – these lands are developed</b>                                  |
| <b>3</b> | A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. | Assessment of flood risk has been incorporated into the LPF SEA Process |

### Conclusion

All sites requiring a Justification Test: Justification Test: FAILED

### Recommendation

These lands are currently developed for permitted housing development. As such, it is considered appropriate to retain the RE zoning objective.

Applications for new, infill type residential development will be evaluated in accordance with Chapter 5 of *'Planning System and Flood Risk Management Guidelines for Planning Authorities'* (DoEHLG/OPW 2009) and the flood risk management objectives of the Wicklow County Development Plan and the Greystones-Delgany and Kilcoole LPF.

Applications for minor development (e.g. extensions) are unlikely to raise significant flooding issues but will be evaluated in accordance with Chapter 5 of *'Planning System and Flood Risk Management Guidelines for Planning Authorities'* (DoEHLG/OPW 200) and the flood risk management objectives of the Wicklow County Development Plan and the Greystones-Delgany and Kilcoole LPF.

Should expansion of existing uses be proposed, flood mitigation measures are required (see Section Mitigation Objectives in Section 4.3 of SFRA).

|   |                                    |
|---|------------------------------------|
| <b>Land Use Zoning</b>                          | GHM Greystones Harbour and Marina  |
| <b>Flood Zone</b>                               | A & B                              |
| <b>Vulnerability of Land Use vs. Flood zone</b> | Land use zoning is not appropriate |
| <b>Requirement for Justification Test</b>       | Yes                                |

| <b>Plan-Making Justification Test</b> |  |   |
|---------------------------------------|--|---|
| <b>1</b>                              | The urban settlement is targeted for growth under the National Spatial Strategy, regional planning guidelines, statutory plans as defined above or under the Planning Guidelines or Planning Directives provisions of the Planning and Development Act, 2000, as amended.  | The Settlement Strategy of the Wicklow County Development Plan 2022-2028 designates Greystones-Delgany as a 'Level 3 Self-Sustaining Growth Town' and identifies this settlement typology as being identified for a growth rate of c. 25-30%. The Core Strategy of the Wicklow County Development Plan 2022-2028 sets out a population target of 21,727 by Q2 2028, from a 2016 population of 18,140 persons. The Core Strategy further indicates a total housing growth target of 1,953 units from 2016 to 2031. |
| <b>2</b>                              | The zoning or designation of the lands for the particular use or development type is required to achieve the proper planning and sustainable development of the urban settlement and, in particular:   |   |
|                                       | (i) Is essential to facilitate regeneration and/or expansion of the centre of the urban settlement;  | <b>No</b>   |
|                                       | (ii) Comprises significant previously developed and/or under-utilised lands;   | <b>Yes</b>  |
|                                       | (iii) Is within or adjoining the core of an established or designated urban settlement;  | <b>Yes</b>  |
|                                       | (iv) Will be essential in achieving compact and sustainable urban growth; and  | <b>Yes</b>  |
|                                       | (v) There are no suitable alternative lands for the particular use or development type, in areas at lower risk of flooding within or adjoining the core of the urban settlement.   | <b>N/A – these lands are developed</b>  |
| <b>3</b>                              | A flood risk assessment to an appropriate level of detail has been carried out as part of the Strategic Environmental Assessment as part of the development plan preparation process, which demonstrates that flood risk to the development can be adequately managed and the use or development of the lands will not cause unacceptable adverse impacts elsewhere. | Assessment of flood risk has been incorporated into the LPF SEA Process   |

### Conclusion

Justification Test: FAILED

### Recommendation

These lands are currently developed as a permitted harbour and marina mixed use development, including sports / leisure uses, retail / retail services, and residential development, with associated utilities, open space and car parking. As such, it is considered appropriate to retain the GHM zoning objective.

Applications for new, infill type or minor development will be evaluated in accordance with Chapter 5 of 'Planning System and Flood Risk Management Guidelines for Planning Authorities' (DoEHLG/OPW 2009) and the flood risk management objectives of the Wicklow County Development Plan and the Greystones-Delgany and Kilcoole LPF.

Should expansion of existing uses be proposed, flood mitigation measures are required (see Section 4.3 Mitigation Objectives of the Draft Greystones –Delgany & Kilcoole Local Planning Framework 2025 –Strategic Flood Risk Assessment).



#### 4.0 Assessment of CE's Recommended Amendments

The purpose of this assessment is to identify and evaluate any locations proposed for new zoning or zoning changes that are located in flood risk zones.

The following recommended amendments relate to zoning changes:

| Recommended Amendment No. | Recommended land use zoning change                                  | Flood Zone | Requirement for Justification Test |
|---------------------------|---|------------|------------------------------------|
| <b>3, 16</b>              | <b>RN2 - TC</b>   | C          | N                                  |
| <b>14, 17</b>             | <b>OS2 - RE<br/>RN2 - OS2<br/>CE - OS2<br/>RE - OS2<br/>RE - CE</b> | C          | N                                  |
| <b>15, 18</b>             | <b>OS1-RE<br/>CE - MU</b>   | C          | N                                  |
| <b>19</b>                 | <b>CE - RE<br/>AG - CE</b>  | C          | N                                  |

The following zoning objectives relate to the above recommended amendments:

| ZONING  | OBJECTIVE  | DESCRIPTION   |
|---|--|---|
| <b>RE: Existing Residential</b>                 | To protect, provide and improve residential amenities of existing residential areas  | To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted. |
| <b>RN2: New residential<br/><br/>Priority 2</b> | To provide for new residential development and supporting facilities where it can be demonstrated that such development would accord with the Core Strategy housing target for that settlement after the activation of Priority 1 lands. | To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.  |
| <b>TC: Town Centre</b>                          | To provide for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic use.  | To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure and residential uses, while delivering a quality urban environment, with emphasise on regeneration, infill town and historic centre conservation; ensuring priority for public transport where applicable, pedestrians and cyclists, while  |

| ZONING                               | OBJECTIVE  | DESCRIPTION   |
|--------------------------------------|--|---|
|                                      |  | minimising the impact of private car based traffic and enhance and develop the existing centre's fabric.  |
| <b>CE: Community &amp; Education</b> | To provide for civic, community and educational facilities   | To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.  |
| <b>OS2: Natural Areas</b>            | To protect and enhance existing open, undeveloped lands  | To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.  |
| <b>MU: Mixed Use</b>                 | To provide for mixed use   | To provide for a mixed use development as set out in Section B.9 for SLO1 and SLO2  |
| <b>AG: Agriculture</b>               | To provide for the sustainable development of agriculture, forestry and essential rural development. | Subject to the protection and enhancement of natural biodiversity, the rural landscape, and built and cultural heritage, to facilitate the further development and improvement of agriculture, forestry and essential rural development including rural-related enterprise and amenity / utility related infrastructure in accordance with the County Development Plan policies and objectives relating to rural areas. |

The following maps show the recommended amendment sites relevant to the location of the nearest present day Flood Zones A and B.

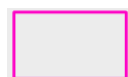
Map key:



Flood Zone A as shown in original SFRA + National CFRAM Coastal Dataset

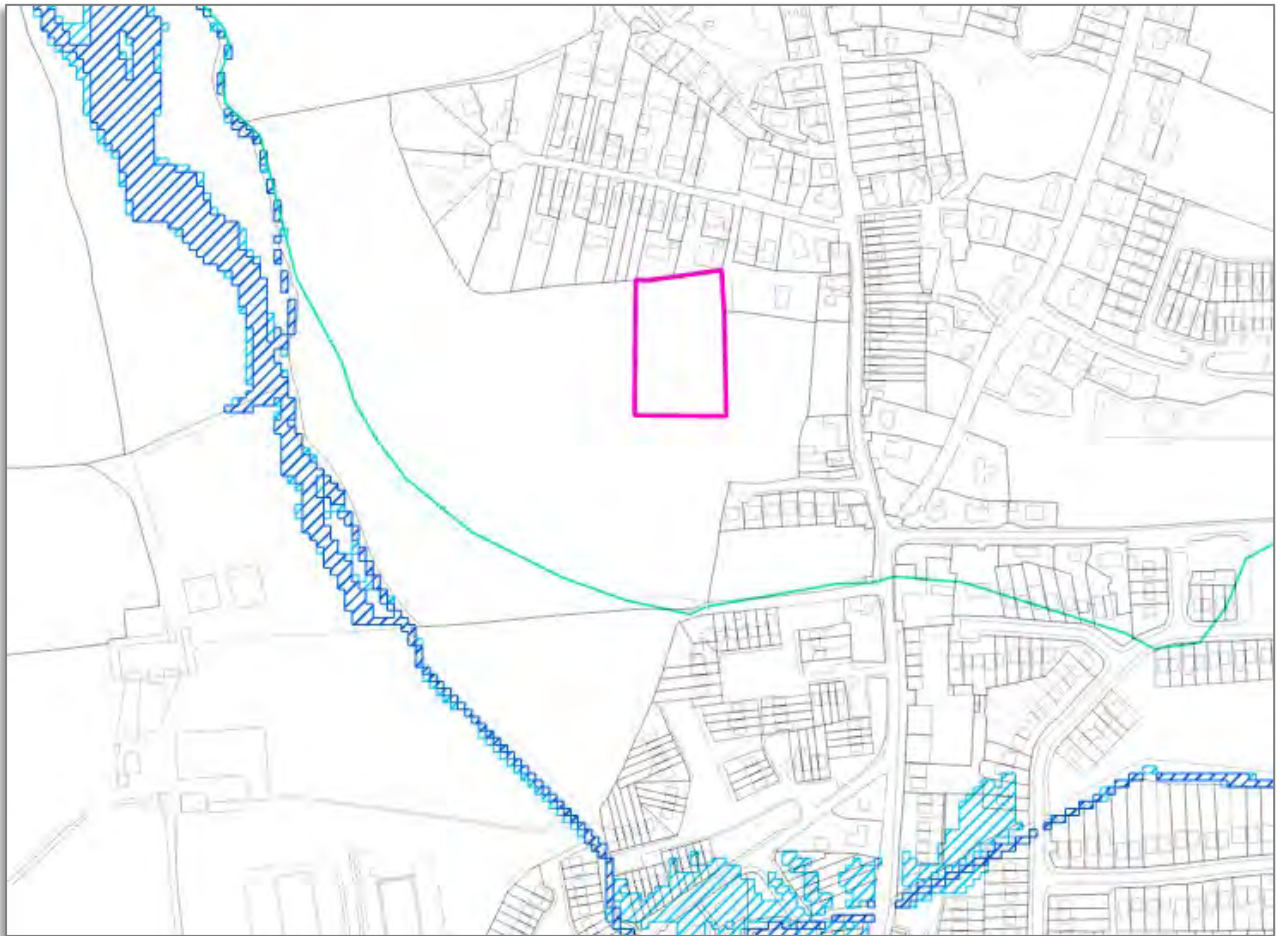


Flood Zone A as shown in original SFRA + National CFRAM Coastal Dataset

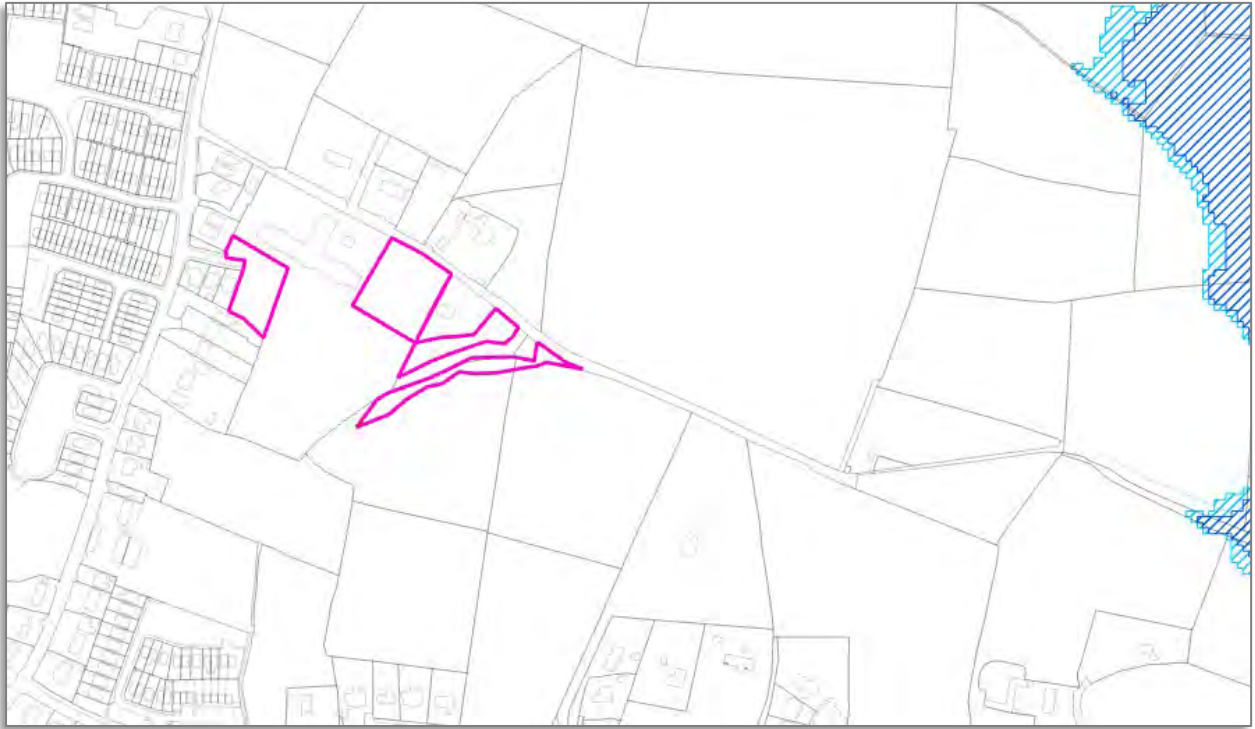


Site boundary of recommended amendment

**Recommended Amendment No. 3, 16**

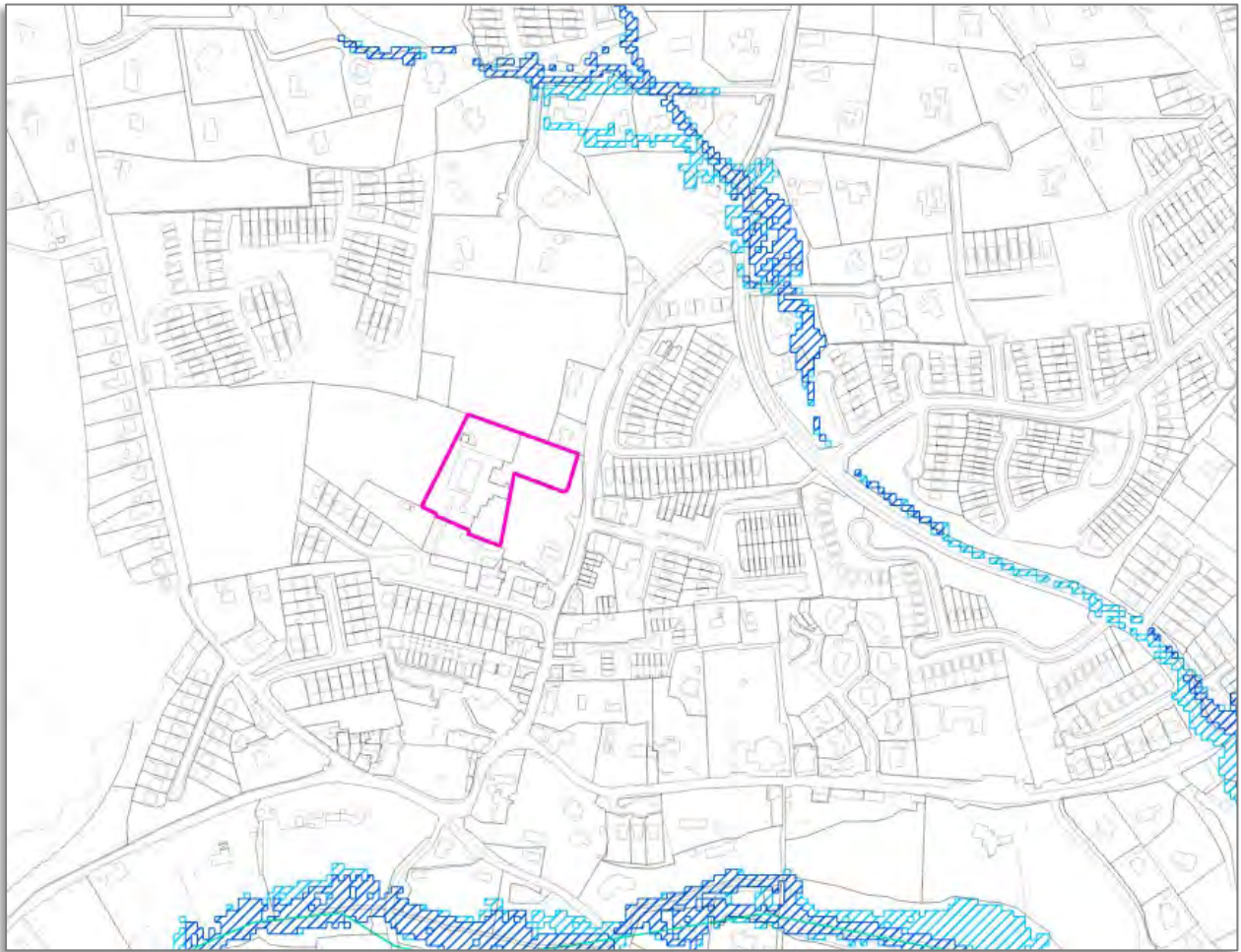


**Recommended Amendment No. 14, 17**

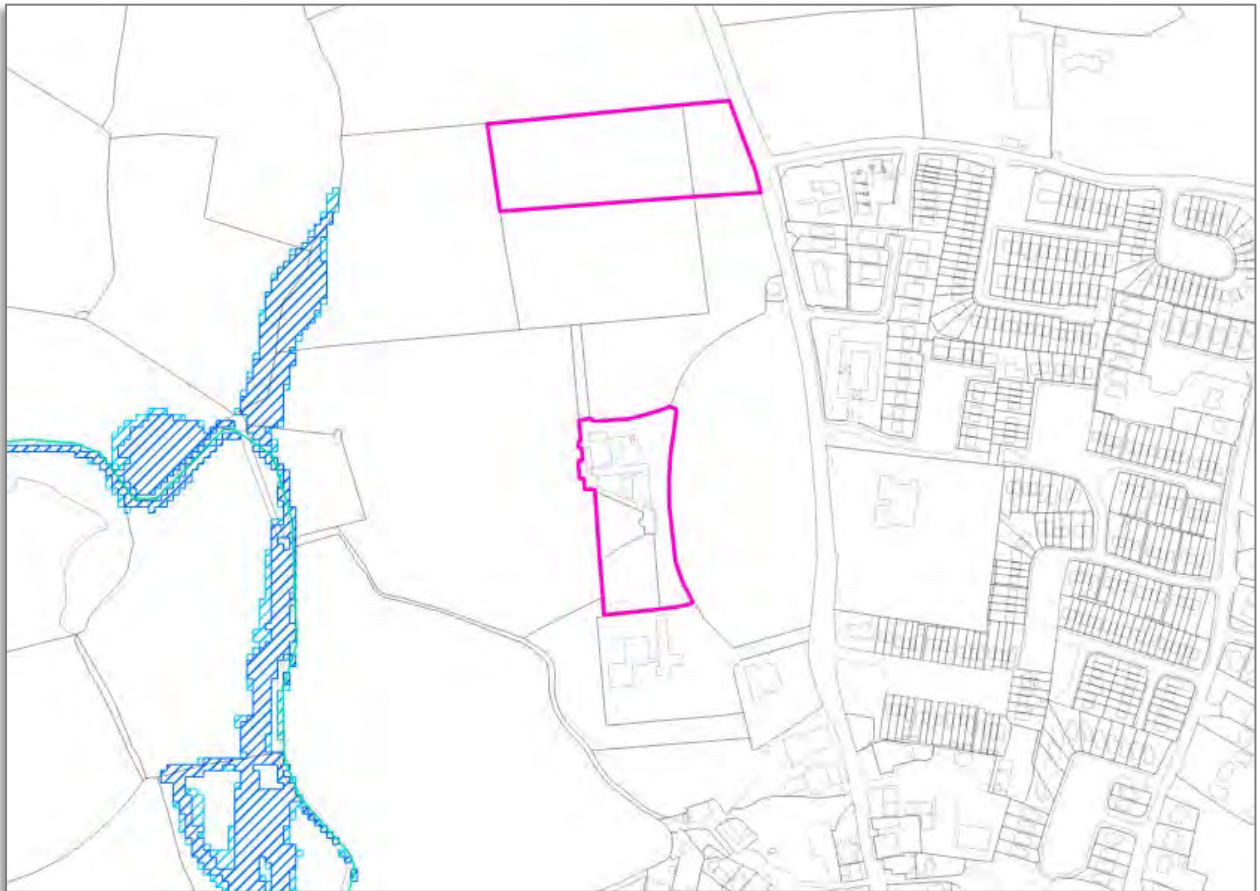




**Recommended Amendment No. 15, 18**



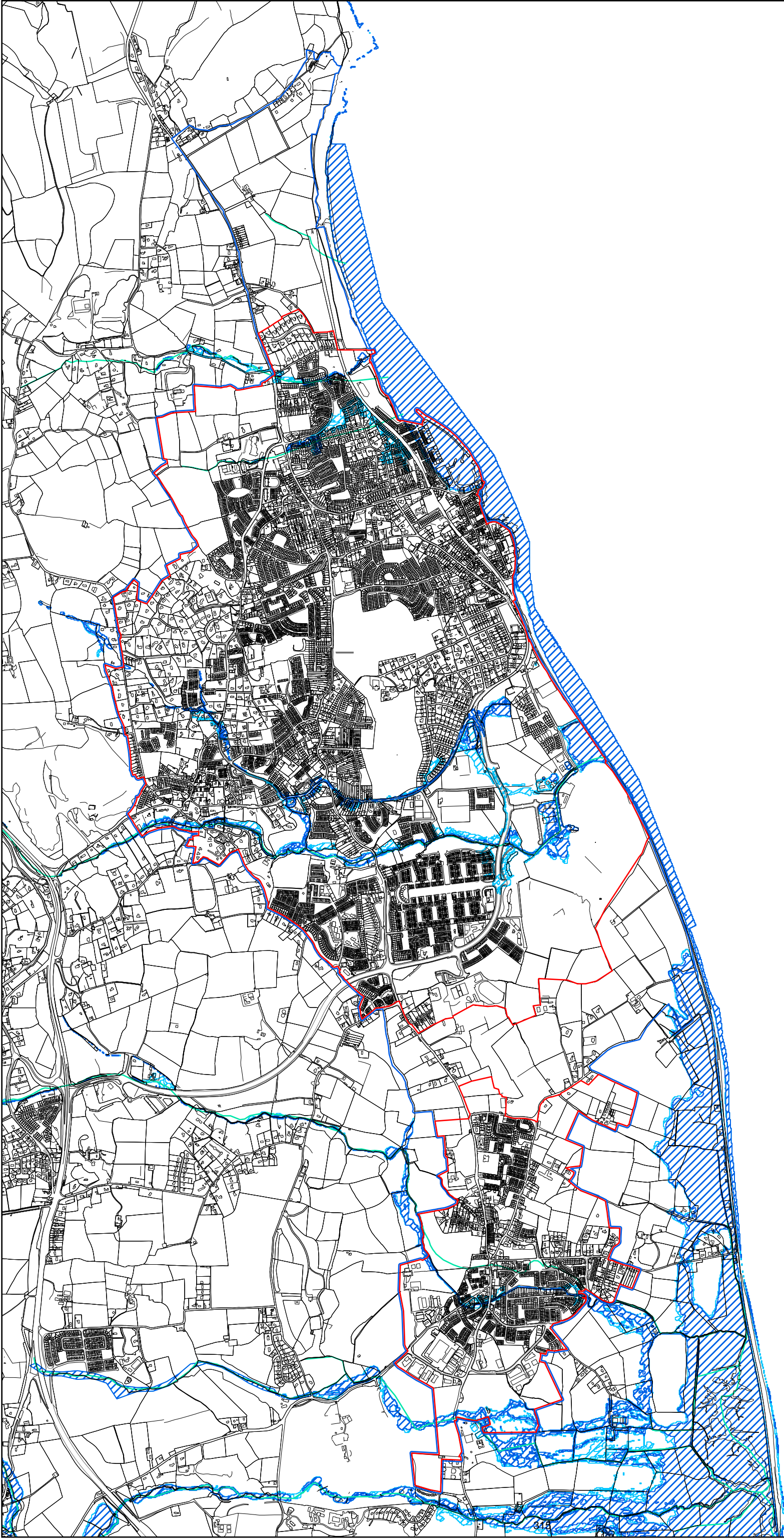
**Recommended Amendment No. 19**



## **5.0 Conclusion**

No further stages of assessment are required with respect to the Chief Executive Recommended Amendments.





**DRAFT**

**Greystones-Delgany & Kilcoole  
Local Planning Framework  
2025**

**Map No. 4A  
Flood Risk - Present Day**



**LEGEND**

**Settlement Boundary**

**Local Planning Framework (LPF) Boundary**

**Watercourses**

**Flood Zone A: High Probability of Flooding**

Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)

**Flood Zone B: Moderate Probability of Flooding**

Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 and 0.5% or 1 in 200 for coastal flooding)

**Disclaimer**

These indicative flood zones were based on information available at the time of drafting this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in SFRA.

**WICKLOW COUNTY  
DEVELOPMENT PLAN  
2022-2028**

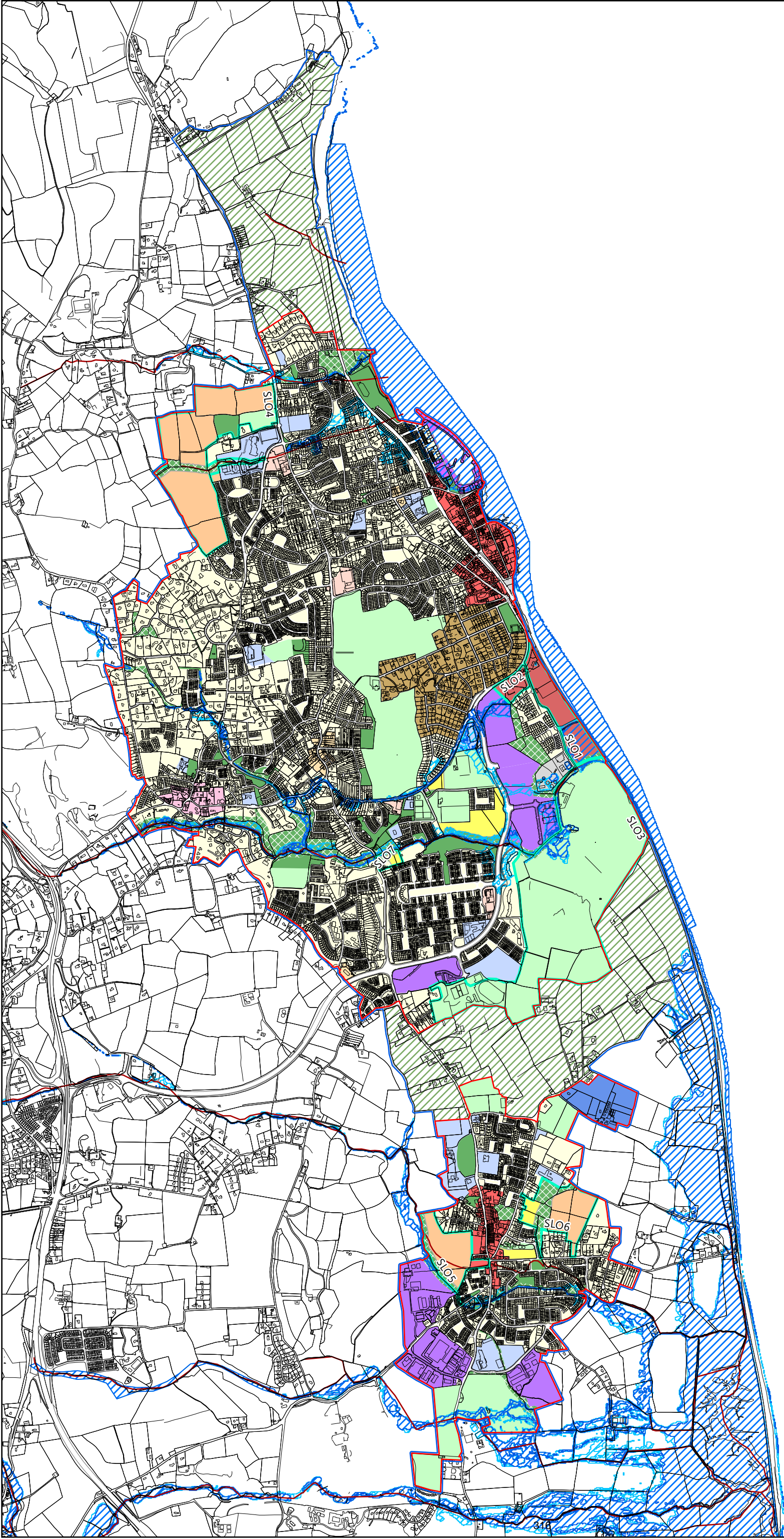


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Scale NTS





**DRAFT**

**Greystones-Delgany & Kilcoole  
Local Plan Framework  
2025**

**Map No. 4B  
Flood Risk - Present Day &  
Draft Land Use Zoning  
Objectives**



**LEGEND**

- Flood Zone A: High Probability of Flooding
- Flood Zone B: Moderate Probability of Flooding
- Watercourses
- SLO: Specific Local Objective
- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- MU: Mixed Use
- PU: Public Utility
- CE: Community and Education
- T: Tourism
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Area
- E: Employment
- RN1: New Residential - Priority 1
- RN2: New Residential - Priority 2
- RS: Special Residential
- AG: Agriculture
- SLC: Small Local Centre
- GHM: Greystones Harbour & Marina
- Local Planning Framework (LPF) Boundary
- Settlement Boundary

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2022-2028**

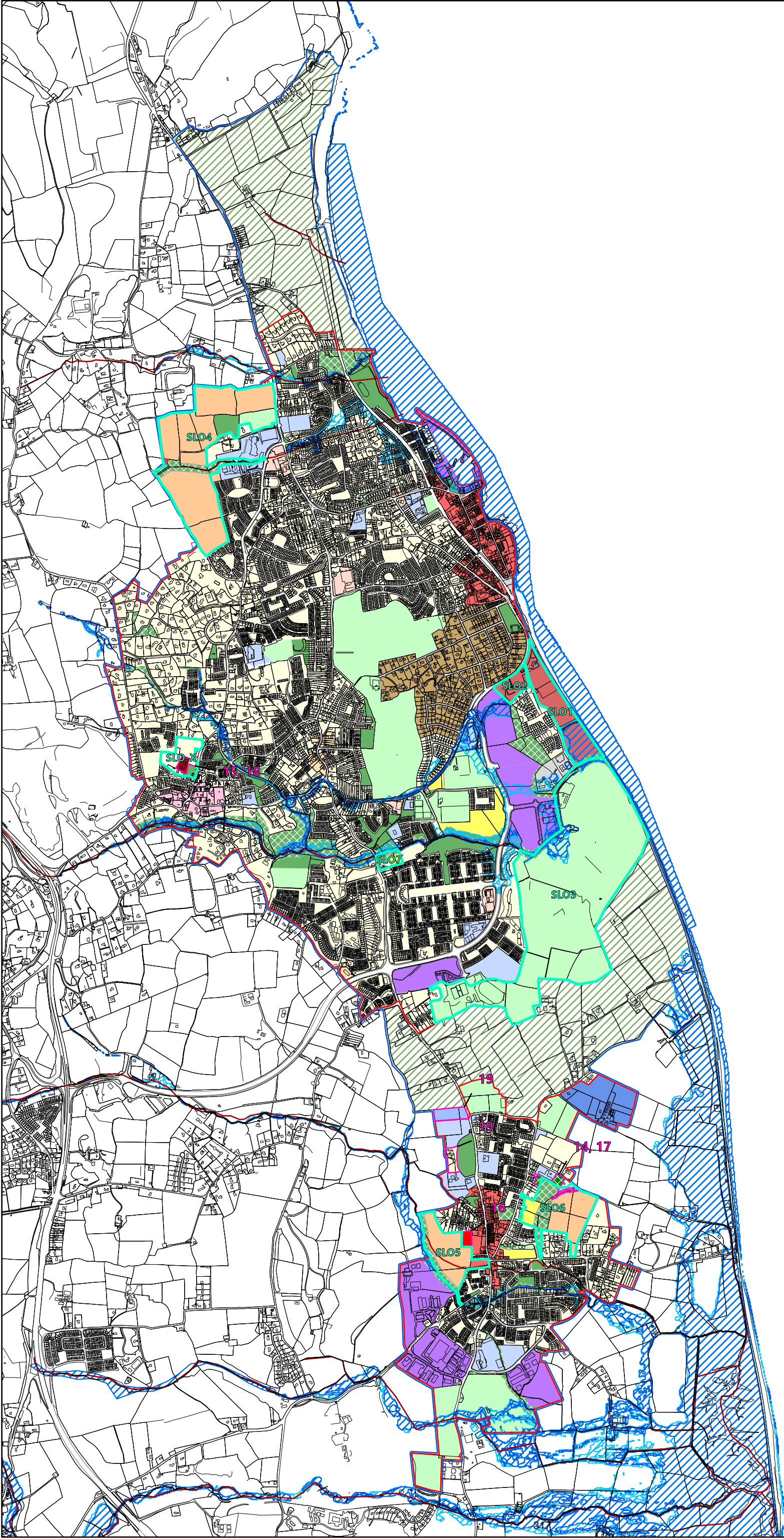


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**DRAFT**

**Greystones-Delgany & Kilcoole  
Local Plan Framework  
2025**

**Map No. 4E  
Flood Risk - Present Day &  
Land Use Zoning Objectives  
(CE Recommendations)**



**LEGEND**

- Flood Zone A: High Probability of Flooding
- Flood Zone B: Moderate Probability of Flooding
- Watercourses
- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- NC: Neighbourhood Centre
- LSS: Local Shops & Services
- MU: Mixed Use
- PU: Public Utility
- CE: Community and Education
- T: Tourism
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Area
- E: Employment
- RN1: New Residential - Priority 1
- RN2: New Residential - Priority 2
- RS: Special Residential
- AG: Agriculture
- SLC: Small Local Centre
- GHM: Greystones Harbour & Marina
- Local Planning Framework (LPF) Boundary
- Settlement Boundary
- Specific Local Objectives (SLO)
- CE Recommended Amendments to Land Use Zoning

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**WICKLOW COUNTY  
DEVELOPMENT PLAN  
2022-2028**



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